

047.0

0006

0003.0

Map

Block

Lot

1 of 1

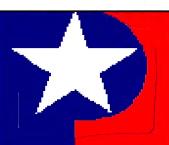
Residential

CARD

ARLINGTON

Total Card / Total Parcel

APPRAISED: 1,017,100 / 1,017,100  
 USE VALUE: 1,017,100 / 1,017,100  
 ASSESSED: 1,017,100 / 1,017,100


**Patriot**  
 Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
172 -174		FRANKLIN ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: MESSURI ANNETTE M & ANTHONY M	
Owner 2: LIFE ESTATE	
Owner 3:	

Street 1: 172 FRANKLIN ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

Postal: 02474	Type:
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**PREVIOUS OWNER**

Owner 1: MESSURI ANTHONY M & ANNIE M / -	
Owner 2: LIFE ESTATE -	

Street 1: 172 FRANKLIN ST	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02474	

Postal: 02474	
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**NARRATIVE DESCRIPTION**

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2748 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4949		Sq. Ft.	Site		0	80.	1.15	1									454,777						454,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							4949.000		557,200		5,100		454,800		1,017,100							
											</											

